

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
REUSE PARCELS SE-59, SE-60, SE-61, SE-62,  
SE-65, SE-66 IN THE SOUTH END URBAN RENEWAL  
AREA, PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Fuk Kwai Lee, Henry Kwok Ting Yee and Thomas Joseph Yee, Yock Sheung Chan, Shek Tin Chan, Ying Kwon Chan and Pui Young Chan, Chow Lok Quan and May Yung Chan have expressed an interest in and has submitted a satisfactory proposal for the development of Reuse Parcels SE-59, SE-60, SE-61, SE-62, SE-65 and SE-66 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Fuk Kwai Lee, Henry Kwok Ting Yee and Thomas Joseph Yee, Yock Sheung Chan, Shek Tin Chan, Ying Kwon Chan and Pui Young Chan, Chow Lok Quan and May Yung Chan be and hereby are tentatively designated as Redevelopers of Reuse Parcels SE-59, SE-60, SE-61, SE-62, SE-65, and SE-66 in the South End Urban Renewal Area, subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcels SE-59, SE-60, SE-61, SE-62, SE-65 and SE-66 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



210-214 SHAWMUT AVENUE &  
69 THRU 81 E. BERKELEY ST.

FUK KWAI LEE

303 SHAWMUT AVE #3 BOS 02118

026 -48-4963

B. R. A.

SOUTH END

BOSTON

MASS

*J. H. Shumway*

- If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
- If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the partners or a designated person or persons of the character and extent of interest.
- If the Redeveloper is a beneficial association or a joint venture, each participant and either the partners or a designated person or persons of the character and extent of interest.
- If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

**FUK KWAI LEE**

POSITION, TITLE (If any) AND ADDRESS OF HOME OFFICE, AND  
DATE, PLACE AND CIRCUMSTANCES OF ACQUISITION OF STOCK

**INDIVIDUAL**

- Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or partners named in response to Item 5 and who gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper, or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper).

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

- Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

## **D. RESIDENTIAL REDEVELOPMENT OR REHABILITATION**

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, as amended, this Item 5. In such cases, the information referred to in Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for land, for:

- a. Total cost of any residential redevelopment . . . . .
- b. Cost per dwelling unit of any residential redevelopment . . . . . **APPROXIMATELY**
- c. Total cost of any residential rehabilitation . . . . . **77,000.-**
- d. Cost per dwelling unit of any residential rehabilitation . . . . . **12,000.-**

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or sales price (if to be sold) for each type and size of dwelling unit involved in such a resale, and the

TYPE AND SIZE OF DWELLING UNIT

**MEASURE SIZE**

ESTIMATED AVERAGE  
MONTHLY RENTAL

**220. PER  
UNIT.**

ESTIMATED AVERAGE  
SALES PRICE

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rental or

**ALL INCLUDED**

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: **STOVE & REFRIGERATOR COMMUNITY WASHER & DRYER TO BE SUPPLIED.**

**CERTIFICATION**

I, **FUK KWAI LEE**

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (best) knowledge and belief.<sup>1</sup>

Dated: **SEPT. - 7 - 76**

Dated: \_\_\_\_\_

**\* Fuk Kwai Lee**  
Signature

\_\_\_\_\_  
Signature

**INDIVIDUAL**  
Title

\_\_\_\_\_  
Title

**303 SHAWMUT AVE 02118**  
Address and ZIP Code

\_\_\_\_\_  
Address and ZIP Code

<sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

<sup>2</sup> Penalties for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$100,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, or the same to obtain any filing, petition or fraudulent statement or entry in a matter within the jurisdiction of any court of the United States.

1. DEVELOPER'S PLAN, EMPOWERMENT OF COMMUNITY GROUP AND TOTAL COST OF THE PROJECT  
(The Confidential OMBET Use of the Local Public Agency and the Department of Housing and Urban Development and the  
Transfer to HUD of the Department of Housing and Urban Development "Use")

1. a. Name of Redeveloper: **7uk Kwai LEE**  
b. Address and ZIP Code of Redeveloper: **303 SHAWMUT AVE #3 BOSTON 02118**

2. The land on which the Redeveloper proposes to enter into a contract for, or to acquire, is located in the purchase or lease of the land:

at **B. R. A.**

in **SOUTH END.**

in the City of **BOSTON**, State of **MASS**  
is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporation, company, or firm?  
☐ Yes ☒ No  
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or managers common to the Redeveloper and each other corporation or firm.

4. a. The financial condition of the Redeveloper, as of \_\_\_\_\_, is as reflected in the attached financial statement.  
(NOTE: Attach to this statement a certified financial statement showing the assets and liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of the submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Source and amount of cash available to Redeveloper to meet equity capital needs of the project, including:

a. In-kind:

REDVELOPER AND PRINCIPALS OF BANK  
**UNION WARREN SAVING BANK**  
**1331 GENERAL ST. 02110**

AMOUNT

**\$8,000,000**

b. By loans from affiliated or associated corporations or firms:  
NAME, ADDRESS, AND AMOUNT OF LOAN

AMOUNT  
\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE  
\$

UNDERWRITER'S OFFER  
\$

7. Name and address of bank reference:

**UNION WARREN SAV. BANK.**

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or affiliated corporation, or any of the Redeveloper's officers or principal members, been a holder or investor, or other interested parties, (as listed in the responses to Items 3-6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for, or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

No.

No.

6. Total amount of construction or development work performed by such contractor or builder during the last three years: \$1,000,000

General description of such work:

General description of each work: REMODELING & BUILDING OF RESTAURANT  
CLUBS HOUSING ETC.

## IDENTIFICATION OF CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT  
\$

DATE TO BE  
COMPLETED

1

If  $Y_{\alpha\beta}$  is replaced by

1176. 2. 1. 1.

## CERTIFICATION

~~\_\_\_\_\_~~ Fuk Kwai LEE

Date: SEPT - 7 - 76

Dated: \_\_\_\_\_

+ Juk Kwai Lee  
Signature

8-11-68

INDIVIDUAL

DOI: 10.1002/anie.201100000

303 SHANNUT AVE 02118  
Address and ZIP Code

QUESTION: The following is a list of the names of the people who were in the room when the fire started. Write the names of the people who were in the room when the fire started in the space provided.

Answer: John, Mary, and the others



# Union Warren Savings Bank

133 Federal St., Boston, Mass. 02110  
Area Code (617) 482-4590

Aug. 31, 1976

TO WHOM IT MAY CONCERN:

This is to certify we have an account number 1189773  
under the title Fuk Kwai Lee or Yuen Kuen Yu  
which was opened on March 20, 1973  
and on which there is a present balance of \$8,533.42

Very truly yours,

Edmund Bregoli  
Branch Manager

Commonwealth of Massachusetts  
Suffolk County

Subscribed and sworn to before me this 31st day of Aug., 1976

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NOTARY PUBLIC

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

## A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:  
b. Address and ZIP Code of Redeveloper:  
c. IRS Number of Redeveloper:
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

\_\_\_\_\_  
(Name of Local Public Agency)

in \_\_\_\_\_  
(Name of Urban Renewal or Redevelopment Project Area)

in the City of \_\_\_\_\_, State of \_\_\_\_\_,  
is described as follows<sup>2</sup>

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of \_\_\_\_\_ *NA* :

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

<sup>1</sup> If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

<sup>2</sup> Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup>.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR  
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

## B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.



## REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper:  
b. Address and ZIP Code of Redeveloper:
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from  
\_\_\_\_\_  
(Name of Local Public Agency)  
in \_\_\_\_\_  
(Name of Urban Renewal or Redevelopment Project Area)  
in the City of \_\_\_\_\_, State of \_\_\_\_\_,  
is described as follows:  
  
3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☐ NO  
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.  
  
4. a. The financial condition of the Redeveloper, as of \_\_\_\_\_, 19\_\_\_\_, is as reflected in the attached financial statement.  
(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)  
b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:  
  
5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

\$

\$

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the *Redeveloper's Statement for Public Disclosure* and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☐ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☐ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO

If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ \_\_\_\_\_.

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF  
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT  
\$

DATE TO BE  
COMPLETED

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT  
\$

DATE OPENED \_\_\_\_\_

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:
13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO
- If Yes, explain.
- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO
- If Yes, explain.
14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

## CERTIFICATION

I (We) \_\_\_\_\_  
certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence  
of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct  
to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

Signature \_\_\_\_\_

Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

1 If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

2 Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

THE PROVIDENT INST FOR SAVINGS  
30 WINTER STREET  
BOSTON MASS 02105 TEL 423-9600

KWOK TUNG YEE  
YICK SUN YEE  
33 POWELL ST  
BROOKLINE, MASS.

OR

02146

PERSONAL ACCOUNT  
BANK OF AMERICA

AUDITOR

00-962528 07-30-76 8,443.09 8,443.09 NONE

78 20

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

## A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: **Yock Sheung Chan**  
b. Address and ZIP Code of Redeveloper: **147 East Berkeley Street, Apt. 3**  
**Boston, Massachusetts 02118**  
c. IRS Number of Redeveloper: **358-50-2500**
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority  
(Name of Local Public Agency)

in South End MASS R-5C  
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,  
is described as follows<sup>2</sup>

**71 East Berkeley Street**

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of \_\_\_\_\_
- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as \_\_\_\_\_
- ☐ A business association or a joint venture known as \_\_\_\_\_
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain) \_\_\_\_\_
4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: \_\_\_\_\_
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

<sup>1</sup> If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

<sup>2</sup> Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup>.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR  
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N/A

## B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in Item 5(a) and in Items 5(c) & (d) is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. . . . . \$ 50,000
- b. Cost per dwelling unit of any residential redevelopment. . . . . \$ 12,500
- c. Total cost of any residential rehabilitation . . . . . \$
- d. Cost per dwelling unit of any residential rehabilitation . . . . . \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
<del>4</del> apts. - 2 beds <i>Yock Sheung Chan</i>	\$ 260.	\$
3 apts. 2 beds		
1 Commercial		

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

heat-water

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)<sup>1</sup> Yock Sheung Chan  
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: 9-1-76

Dated: \_\_\_\_\_

*Yock Sheung Chan*  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

147E. Berkeley Street, Boston, Mass 02118

Address and ZIP Code

Address and ZIP Code

<sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.  
<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, or the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

## REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: **Yock Sheung Chan**
- b. Address and ZIP Code of Redeveloper: **147 East Berkeley Street, Apt. 3, Boston, Mass. 02118**
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

~~Boston Redevelopment Authority~~

in ~~South End~~ <sup>147 E. S. C.</sup>  
(Name of Street, Block, or Redevelopment Project Area)

in the City of **Boston**, State of **Massachusetts**  
is described as follows:

**71 East Berkeley Street**

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ Yes ☒ No  
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.
4. a. The financial condition of the Redeveloper, as of **July 1**, 19**76**, is as reflected in the attached financial statement.  
(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)  
b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based: **Lawrence Anders, Boston, Mass.**
5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$

First National Bank of Boston  
Boston Five Cents Savings Bank

1200

7800

9000

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

\$

\$

Stocks and bonds

5500

Insurance (cash value)

2200

7. Names and addresses of bank references:

First National Bank of Boston  
Boston Five Cents Savings Bank

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

17/4

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper: *N/A*

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder: *N/A*

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES ☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ \_\_\_\_\_

General description of such work: *N/A*

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF  
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT  
\$

DATE TO BE  
COMPLETED

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

\$

DATE OF INFO

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

..

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

### CERTIFICATION

I (We) Yock Sheung Chan

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: August 24, 1976

Dated: \_\_\_\_\_

Yock Sheung Chan  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

147 E. Berkely Street, Boston, Mass.

Address and ZIP Code

Address and ZIP Code

<sup>1</sup> If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false written or document, or the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.



The  
Boston  
Five

The Boston Five Cents Savings Bank  
Ten School Street  
Boston, Massachusetts 02108  
Telephone 617 742-6000

October 4, 1976

To Whom It May Concern:

This is to certify that Yock Sheung Chan of 147 E. Berkeley Street, Boston, Massachusetts opened a joint account with Mui Soo Ping Chan in this bank on December 29, 1970.

The present balance of \$4,833.35 is the result of deposits, withdrawals and interest.

Commonwealth of Massachusetts  
Suffolk, ss. Boston, 1976

Then personally appeared before me  
the above named Josephine P. Luciano  
and made oath to the truth of the  
statement by her subscribed.

My commission expires

MY COMMISSION EXPIRES AUG. 2, 1977

Very truly yours,

*Josephine P. Luciano*  
Josephine P. Luciano  
Customer Service  
Representative

*Edmond W. Stally*  
Notary Public



THE FIRST NATIONAL BANK OF BOSTON

BOSTON, MASSACHUSETTS 02110

October 4, 1976

Boston Redevelopment Authority  
72 Warren Avenue  
Boston, Mass. 02116

Attn: Project Director

Gentlemen:

This will confirm that Mr. Y. S. Chan has on deposit in this bank \$6,150.81  
in a savings account, joint with Mrs. Soo Ping Chan Mui.

Very truly yours

G. W. Greenquist  
Assistant Cashier

WILLIAM N. WHITMAN  
101 ST. PETER  
My Commission Expires May 30, 1980

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

## A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: SHICK TIN CHAN
- b. Address and ZIP Code of Redeveloper: 212 HARRISON AVE. D 304 02111
- c. IRS Number of Redeveloper: 034-40-7752  
034-40-6728
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BRA

(Name of Local Public Agency)

in

MASS. R-5 E

(Name of Urban Renewal or Redevelopment Project Area)

in the City of

BOSTON

, State of

MASS.is described as follows<sup>2</sup>

78<sup>3</sup> E. Berkeley Street, Boston, Ma.  
S.T.C.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of \_\_\_\_\_:

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

N/A

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

<sup>1</sup> If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

<sup>2</sup> Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

Architect: Robert Grant

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup>.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR  
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

## B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. . . . . \$ 50,000.  
b. Cost per dwelling unit of any residential redevelopment. . . . . \$ 14,000  
c. Total cost of any residential rehabilitation . . . . . \$ 50,000  
d. Cost per dwelling unit of any residential rehabilitation . . . . . \$ 14,000

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
3 Bed Rooms Per Unit	\$ 200.00	\$ 60,000.
(TOTAL OF 3 UNITS) ONE WILL BE FOR OWNER		

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

Washing machine  
Refrigerator  
dish washing machine  
garstone

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) SHICK TIN CHAN  
Lin & Chan

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

Signature

Signature

Title

Title

212 Harrison Ave. D. 304 02111  
Address and ZIP Code

212 Harrison Ave. D. 304 02111  
Address and ZIP Code

<sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.  
<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

## REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 2b is Answered "Yes.")

1. a. Name of Redeveloper: SHICK TYN CHAN
- b. Address and ZIP Code of Redeveloper: 212 HARRISON AVE D 304 02111
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

~!

B R A

(Name of Local Public Agency)

in

Mass. R-56

(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASS.  
is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO  
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.
4. a. The financial condition of the Redeveloper, as of ATTACHED, 19\_\_\_\_, is as reflected in the attached financial statement.  
(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)
- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:
5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

*Union Warren Bank  
133 Federal St. Boston, ma,*

AMOUNT

\$  
12,000

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

\$

\$

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

N/A

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES ☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ \_\_\_\_\_

General description of such work:

N/A

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF  
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

DATE TO BE  
COMPLETED

\$

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED \_\_\_\_\_

1

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

N/A

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

## CERTIFICATION

 $i(\mathbb{F}_e)!$ 

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: \_\_\_\_\_

Signature \_\_\_\_\_

*Title*

Address and ZIP Code

Dated: \_\_\_\_\_

Signature \_\_\_\_\_

Title

Address and ZIP Code

1 If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..

2. Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.



# Union Warren Savings Bank

133 Federal St., Boston, Mass. 02110  
Area Code (617) 482-4590

August 10, 1970

TO WHOM IT MAY CONCERN:

This is to certify we have an account number 1182281  
under the title Lin Chan or Lo Lian Chan  
which was opened on June 27, 1970  
and on which there is a present balance of \$12,183.17

Very truly yours,

\_\_\_\_\_  
J. W. L. L.  
J. W. L. L.

Commonwealth of Massachusetts  
Suffolk County

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_, 1970.

\_\_\_\_\_  
NOTARY PUBLIC

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

## A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: **Ying Kwong Chan**  
b. Address and ZIP Code of Redeveloper: **482 Tremont St. App. 37, Boston 02116**  
c. IRS Number of Redeveloper: **056-48-3475**
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South End  
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,  
is described as follows<sup>2</sup>

**79 East Berkeley Street**

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of \_\_\_\_\_:

- ☐ A corporation.  
☐ A nonprofit or charitable institution or corporation.  
☐ A partnership known as  
☐ A business association or a joint venture known as  
☐ A Federal, State, or local government or instrumentality thereof.  
☐ Other (explain)

N/A

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

N/A

<sup>1</sup> If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

<sup>2</sup> Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup>.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR  
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N/A

## B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

## 1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. . . . . \$ 48000  
 b. Cost per dwelling unit of any residential redevelopment. . . . . \$ 12000  
 c. Total cost of any residential rehabilitation . . . . . \$  
 d. Cost per dwelling unit of any residential rehabilitation . . . . . \$

2. a. State the Redeveloper's estimate of the average monthly rental (*if to be rented*) or average sale price (*if to be sold*) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	\$	\$
4 apts. 1 Or 2 Bedrooms	250.	

## b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

heat and hot water

## c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

## CERTIFICATION

I (We) Ying Kwong Chancertify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.<sup>2</sup>Dated: August 24, 1976

Dated: \_\_\_\_\_

\* Ying Kwong Chan  
Signature\_\_\_\_\_  
Signature\_\_\_\_\_  
Title\_\_\_\_\_  
Title\_\_\_\_\_  
Address and ZIP Code\_\_\_\_\_  
Address and ZIP Code<sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

## REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: **Ying Kwong Chan**  
 b. Address and ZIP Code of Redeveloper: **482 Tremont Street, apt. 37  
 Boston, Mass. 02116**
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

**Boston Redevelopment Authority**

in **South End**  
(Name of City, County, or Redevelopment Project Area)

in the City of **Boston**, State of **Massachusetts**,  
 is described as follows:

**77 East Berkeley Street**

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO  
 If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of **July 31**, 19**76**,  
 is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

**Lawrence Anders Associates, Boston, Mass.**

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT  
\$

Union Warren Savings  
First National Bank of Boston

5000.00

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT  
\$

stocks

1500.00

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE  
\$

MORTGAGES OR LIENS  
\$

7. Names and addresses of bank references:

Union Warren Savings  
First National Bank of Boston

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

N/A

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES ☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ \_\_\_\_\_.

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF  
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

\$

DATE TO BE  
COMPLETED

c. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

8

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

N/A

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

## CERTIFICATION

I (We) Ying Kwong Chan

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: August 24, 1976

Dated: \_\_\_\_\_

Ying Kwong Chan  
Signature

Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

<sup>1</sup> If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.



# Union Warren Savings Bank

133 Federal St., Boston, Mass. 02110  
Area Code (617) 482-4590

Oct. 5, 1976

TO WHOM IT MAY CONCERN:

This is to certify we have an account number 1192024  
under the title Ying Kwong Chan or Pui Yung Chan  
which was opened on Oct. 1, 1975  
and on which there is a present balance of \$8,165.47

Very truly yours,

Edmund Bregoli  
Branch Manager

Commonwealth of Massachusetts  
Suffolk County

Subscribed and sworn to before me this 5th day of Oct. 1976

---

NOTARY PUBLIC

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

423-6376

## A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:

MAY YUNG GUAN  
CHOW FOR GUAN

SE-68

b. Address and ZIP Code of Redeveloper:

262 SHAWMUT AVE. BOSTON

c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

B.R.A.

(Name of Local Public Agency)

in

SOUTH END

R-56

(Name of Urban Renewal or Redevelopment Project Area)

in the City of

BOSTON

, State of

MA.

is described as follows<sup>2</sup>FIRST ~~CHOW~~81 E. BERKELEY STREET  
BOSTON, MA, 02118

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of \_\_\_\_\_:

☐ A corporation.☐ A nonprofit or charitable institution or corporation.☐ A partnership known as☐ A business association or a joint venture known as☐ A Federal, State, or local government or instrumentality thereof.☐ Other (explain)

N/A

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

<sup>1</sup> If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.<sup>2</sup> Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

Architect: Robert Grant

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup>.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR  
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N/A

## B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. 5,500.00 ..... \$  
 b. Cost per dwelling unit of any residential redevelopment. 13,600.00 ..... \$  
 c. Total cost of any residential rehabilitation 55,600.00 ..... \$  
 d. Cost per dwelling unit of any residential rehabilitation 13,600.00 ..... \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
<del>1st FLOOR 4 BEDROOMS</del>	<del>\$</del>	<del>\$</del>
2nd FLOOR 3 BEDROOMS	\$180.	
3rd FLOOR 3 BEDROOMS	\$180	
4th FLOOR 3 BEDROOMS	\$180	

1st FL. Commercial

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

NO PARKING AVAILABLE, BUT HEATS, HOT WATER ARE INCLUDED.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

REFRIGERATORS - \$300.  
AIR CONDITIONERS - \$300.

CERTIFICATION

I (We) CHOW LOK QUAN

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: AUGUST 4, 1976

Dated: AUGUST 4, 1976

Chow Lok Quan  
Signature

May Yung Quan  
Signature

Title

Title

262 SHAWMUT AVENUE BOSTON, MA 02118  
Address and ZIP Code

SAME  
Address and ZIP Code

<sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

## REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: CHOW LOK QUAN & MAY YUNG QUAN
- b. Address and ZIP Code of Redeveloper: 262 SHAWMUT AVE. BOSTON.
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

B.R.A.

(Name of Local Public Agency)

in SOUTH END R-56

(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MA.,  
is described as follows:

81 E. BERKELEY STREET  
BOSTON, MA. 02118

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO
- If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of WILL SUBMIT UPON REQUEST 19  , is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

N/A

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

PROVIDENT SAVING BANK  
43 KNEELAND ST. BOSTON

AMOUNT

\$ 15,000

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

\$

MORTGAGES OR LIENS

\$

NONE

7. Names and addresses of bank references:

PROVIDENT SAVING BANK  
UNION WARREN BANK

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

N/A

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES ☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ \_\_\_\_\_.

General description of such work:

N/A

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF  
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

\$

DATE TO BE  
COMPLETED

N/A

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

### CERTIFICATION

I (We) CHOW LOK QUAN

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: AUGUST 4, 1976

Dated: AUGUST 4, 1976

Chow Lok Quan  
Signature

May Ying Quan  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

262 SHAWMUT AVE BOSTON 02118  
Address and ZIP Code

SAME  
Address and ZIP Code

- <sup>1</sup> If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..
- <sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.



# The Provident

Institution for Savings

30 WINTER STREET, BOSTON, MASSACHUSETTS 02105 617/423-9600

Oct. 4, 1976

TO WHOM IT MAY CONCERN:

This is to verify that we have a joint account in the names of May Yung Quan or Wing Chun Quan. The account numbered 968793 was opened March 21, 1972 and as of this date has a balance of \$5448.84.

Yours truly,

Geraldine White  
Head Teller

ROBERT M. VELARDI, Notary Public  
My Commission Expires April 14, 1983

OTHER OFFICES

26 TEMPLE PLACE • CHARLES RIVER PLAZA SHOPPING CENTER • 43 KNEELAND STREET • 44 FEDERAL STREET • 141 CONGRESS STREET  
SUMMER-WASHINGTON SUBWAY • 15 PRUDENTIAL CENTER PLAZA • 25 STATE STREET • 131 STATE STREET • 306 HANOVER STREET



# The Provident

Institution for Savings

30 WINTER STREET, BOSTON, MASSACHUSETTS 02105 617/423-9600

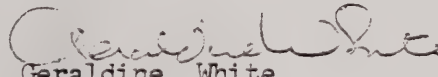
Oct. 4, 1976

TO WHOM IT MAY CONCERN:

This is to verify that we have a join account  
in the names of Sau Lan Quan or May Yung Quan.

The account numbered 968794 was opened March 21, 1972  
and has a balance as of this date of \$5697.35.

Yours Truly,

  
Geraldine White  
Head Teller

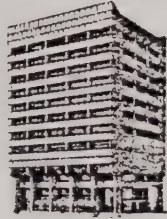


ROBERT L.  
My Commission

Oct 14, 1976

#### OTHER OFFICES

36 TEMPLE PLACE • CHARLES RIVER PLAZA SHOPPING CENTER • 43 KNEELAND STREET • 44 FEDERAL STREET • 141 CONGRESS STREET  
SUMMER-WASHINGTON SUBWAY • 15 PRUDENTIAL CENTER PLAZA • 25 STATE STREET • 131 STATE STREET • 305 HANOVER STREET



# The Provident

Institution for Savings


30 WINTER STREET, BOSTON, MASSACHUSETTS 02105 617/423-9600

Oct. 4, 1976

TO WHOM IT MAY CONCERN:

This is to verify that we have a single account in the name of Wing Chun Quan. The account was opened July 3, 1974 and of this date has a balance of \$902.65

Yours Truly,

  
Geraldine White  
Head Teller



ROBERT M. VELARDI, Notary Public  
My Commission Expires April 14, 1983

#### OTHER OFFICES

36 TEMPLE PLACE • CHARLES RIVER PLAZA SHOPPING CENTER • 43 KNEELAND STREET • 44 FEDERAL STREET • 141 CONGRESS STREET  
SUMMER-WASHINGTON SUBWAY • 15 PRUDENTIAL CENTER PLAZA • 25 STATE STREET • 131 STATE STREET • 305 HANOVER STREET



# Union Warren Savings Bank

133 Federal St., Boston, Mass. 02110  
Area Code (617) 482-4300

Oct. 5, 1976

TO WHOM IT MAY CONCERN:

This is to certify we have an account number 1184045  
under the title Chow Lok Quan or Mee Yung Wong  
which was opened on July 9, 1968  
and on which there is a present balance of \$1,411.82

Very truly yours,

Edmund Bregoli  
Branch Manager

Commonwealth of Massachusetts  
Suffolk County

Subscribed and sworn to before me this 5th day of Oct., 1976

  
NOTARY PUBLIC



# Union Warren Savings Bank

133 Federal St., Boston, Mass. 02110  
Area Code (617) 482-4500  
Area Code (617) 482-4590

Oct. 5, 1976

TO WHOM IT MAY CONCERN:

This is to certify we have an account number 1192519  
under the title Jack Quan or May Yung Quan  
which was opened on Sept. 14, 1976  
and on which there is a present balance of \$1,620.85

Very truly yours,

Edmund Bregoli  
Branch Manager

Commonwealth of Massachusetts  
Suffolk County

Subscribed and sworn to before me this 5th day of Oct, 1976

NOTARY PUBLIC



The  
Boston  
Five

The Boston Five Cents Savings Bank  
Ten School Street  
Boston, Massachusetts 02108  
Telephone 617 742-6000

October 4, 1976

To Whom It May Concern:

This is to certify that Yock Sheung Chan of 147 E. Berkeley Street, Boston, Massachusetts opened a joint account with Mui Soo Ping Chan in this bank on December 29, 1970.

The present balance of \$4,833.35 is the result of deposits, withdrawals and interest.

Commonwealth of Massachusetts  
Suffolk, ss. Boston, 1976

Then personally appeared before me  
the above named Josephine P. Luciano  
and made oath to the truth of the  
statement by her subscribed.

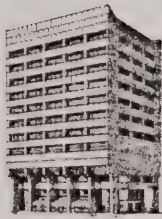
My commission expires

MY COMMISSION EXPIRES AUG. 2, 1977

Very truly yours,

*Josephine P. Luciano*  
Josephine P. Luciano  
Customer Service  
Representative

*Raymond V. Wall*  
Notary Public



# The Provident

Institution for Savings

30 WINTER STREET, BOSTON, MASSACHUSETTS 02105 617/423-9600

Oct. 4, 1976

TO WHOM IT MAY CONCERN:

This is to verify that we have a joint account in the names of May Yung Quan or Wing Chun Quan. The account numbered 968793 was opened March 21, 1972 and as of this date has a balance of \$5448.84.

Yours truly,

Geraldine White  
Head Teller

ROBERT M. VELARDI, Notary Public  
My Commission Expires April 14, 1983

OTHER OFFICES

36 TEMPLE PLACE • CHARLES RIVER PLAZA SHOPPING CENTER • 43 KNEELAND STREET • 44 FEDERAL STREET • 141 CONGRESS STREET  
SUMMER-WASHINGTON SUBWAY • 15 PRUDENTIAL CENTER PLAZA • 25 STATE STREET • 131 STATE STREET • 101 HANOVER STREET



**The Provident**  
Institution for Savings

30 WINTER STREET, BOSTON, MASSACHUSETTS 02105 617/423-9600

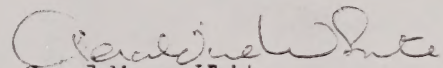
Oct. 4, 1976

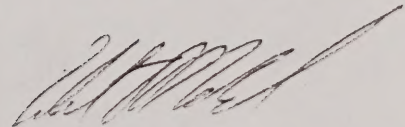
TO WHOM IT MAY CONCERN:

This is to verify that we have a join account  
in the names of Sau Lan Quan or May Yung Quan.

The account numbered 968794 was opened March 21, 1972  
and has a balance as of this date of \$5697.35.

Yours Truly,

  
Geraldine White  
Head Teller



ROBERT M. WHITE  
My Commissioner April 14, 1976

OTHER OFFICES:

36 TEMPLE PLACE • CHARLES RIVER PLAZA SHOPPING CENTER • 43 KNEELAND STREET • 44 FEDERAL STREET • 141 CONGRESS STREET  
SUMMER-WASHINGTON SUBWAY • 15 PRUDENTIAL CENTER PLAZA • 25 STATE STREET • 131 STATE STREET • 306 HANOVER STREET



# The Provident

Institution for Savings

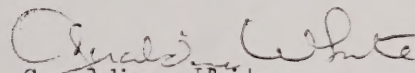
30 WINTER STREET, BOSTON, MASSACHUSETTS 02105 617/423-9600

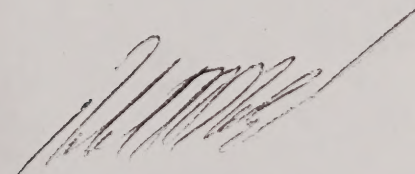
Oct. 4, 1976

TO WHOM IT MAY CONCERN:

This is to verify that we have a single account in the name of Wing Chun Quan. The account was opened July 3, 1974 and of this date has a balance of \$902.65

Yours Truly,

  
Geraldine White  
Head Teller



ROBERT M. VELARDI, Notary Public  
My Commission Expires April 14, 1983

OTHER OFFICES:

36 TEMPLE PLACE • CHARLES RIVER PLAZA SHOPPING CENTER • 43 KNEELAND STREET • 44 FEDERAL STREET • 141 CONGRESS STREET  
SUMMER-WASHINGTON SUBWAY • 15 PRUDENTIAL CENTER PLAZA • 25 STATE STREET • 131 STATE STREET • 306 HANOVER STREET

21 September 1978

## MEMOARNDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN/DIRECTOR 3471

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56  
TENTATIVE DESIGNATION OF REDEVELOPERS  
REUSE PARCELS SE-59, SE-60, SE-61, SE-62, SE-65, SE-66,  
210/214 SHAWMUT AVENUE AND 69 THRU 81 EAST BERKELEY STREET

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SUMMARY: This memorandum requests that the Authority tentatively designate six (6) redevelopers of Reuse Parcels SE-59, SE-60, SE-61, SE-62, SE-65 and SE-66 located at 210/214 Shawmut Avenue and 69 thru 81 East Berkeley Street.

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The following redevelopers have submitted proposals for the rehabilitation of the six (6) buildings listed below. These proposals are the result of a public advertisement for Sales Housing redevelopers:

<u>Reuse Parcel</u>	<u>Developer</u>	<u>Address</u>	<u>Square Feet</u>	<u>Estimated Cost/Rehab</u>
				\$
SE-59	Fuk Kwai Lee	210/214 Shawmut Ave.	712	81,840
SE-60	Henry Kwok T. Yee & Thomas Joseph Yee	69 E. Berkeley St.	1,397	101,410
SE-61	Yock Sheung Chan	71 E. Berkeley St.	1,447	103,800
SE-62	Shek Tin Chan	73 E. Berkeley St.	1,397	118,320
SE-65	Ying Kwon Chan & Pui Young Chan	79 E. Berkeley St.	1,417	91,200
SE-66	Chow Lok Quan & May Yung Quan	81 E. Berkeley St.	1,417	105,360

Reuse Parcels SE-62 and SE-66 will have commercial usage on the ground floor level. The rehabilitation for these six (6) buildings will be in accordance with Authority Standards, Guidelines and the South End Urban Renewal Plan.

Financing will be obtained from HUD Section 312 Funds, if available, through the Authority, or a private financial Institution.

It is appropriate at this time to designate the aforementioned parties as redevelopers of the buildings listed so that formal processing of plans and financing arrangements may be initiated. Their submissions indicate sufficient ability to act as redevelopers for these properties.

I, therefore, recommend that the Authority tentatively designate Fuk Kwai Lee, Henry Kwok Ting Yee and Thomas Joseph Yee, Yock Sheung Chan, Shek Tin Chan, Ying Kwon Chan and Pui Young Chan, Chow Lok Quan and May Yung Quan as redevelopers of Reuse Parcels SE-59, SE-60, SE-61, SE-62, SE-65 and SE-66 in the South End Urban Renewal Area.

An appropriate Resolution is attached.